



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **PJ-2**

June 30, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LAC+USC MEDICAL CENTER REPLACEMENT PROJECT  
APPROVAL OF CHANGE ORDER - INPATIENT TOWER BUILDING  
CHANGE IN UTILITIES TO COORDINATE WITH KITCHEN EQUIPMENT  
SPECS. 6550; C.P. 70787  
SUPERVISORIAL DISTRICT 1  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

Approve and authorize the Acting Director of Public Works to execute a change order to Contract PW-12641 with McCarthy/Clark/Hunt, a joint venture, for the LAC+USC Medical Center Replacement Project, for the change in building utilities in order to coordinate with kitchen equipment in the Inpatient Tower building for a not-to-exceed amount of \$518,421.

### **REASON AND SCOPE RECOMMENDATION**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing Coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and Omissions	<input checked="" type="checkbox"/>		

Approving the recommended action will allow for changes to the building utilities serving the kitchen, encompassing hot and cold domestic water, steam, fire sprinklers, floor drains, sanitary sewer, natural gas, storm drain piping, electrical services, as well as modifications to mechanical air-handling equipment and ductwork. The total cost of the work that includes all labor, materials, and impact costs has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$518,421 with no delay to the project completion date. The Chief Administrative Office and Public Works have reviewed this matter as well as the potential cost impact with the Project Advisory Committee. This work is considered to be within the scope of the project.

### **BACKGROUND AND JUSTIFICATION**

The architect created the kitchen equipment contract specifications based on specific kitchen equipment available at the time. However, when the contractor was to implement the bid scope, some of the equipment was no longer commercially available. The contractor provided shop drawings for newer models or substituted alternate equipment if the newer model no longer met the project specifications. The shop drawings were reviewed and returned to the contractor. It was later discovered that the architect did not transmit any of the contractor's kitchen shop drawings or equipment submittals to its mechanical/electrical/plumbing (MEP) consultants for review and utility coordination.

Since the kitchen equipment shop drawings were not transmitted to the MEP consultants for review, equipment changes that resulted in revised utility requirements were not discovered in the shop drawing review process. Meetings between Public Works, the architect, and the contractor were initiated to review the inconsistencies found in the construction documents and identify the necessary corrections to enable the kitchen equipment and mechanical systems to function correctly. Examples of these discrepancies include missing utility connections, incorrect utility piping sizes, incorrect mechanical ducting, and incorrect electrical circuiting.

The contractor was in the process of constructing the kitchen when the lack of equipment review coordination was discovered. This caused impacts to the sequencing of the work between the various construction trades. Impacts included out-of-sequence work, impacted site access, concurrent subcontractor operations, and coordination of additional jurisdictional agency inspection. The costs for these impacts were negotiated and are included in the not-to-exceed cost for this change.

**CONTINGENCY BUDGET SUMMARY**

CHANGE SUMMARY				
Board-Approved Contingency Budget	Executed Change Orders	Impact of This Action	Remaining Contingency Budget	Percentage Remaining
\$54,195,027	\$15,315,020	\$518,421	\$38,361,586	70.78%

Notes:

1. The executed change order amount shown above reflects executed changes as of June 27, 2005.
2. The aggregate value of executed construction change orders does not include the value of potential changes currently under review. The merit and scope of each issue must first be evaluated and then the value negotiated. The combined value of these issues could be as high as \$13,156,670 to \$18,989,945. When these amounts are added to the \$15,315,020 of change orders executed through June 27, 2005, there is an estimated total potential change exposure of \$28,471,690 to \$34,304,965 against the \$54,195,027 Board-approved contingency.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

RL:pdw  
IIP Kitchen board letter - DRAFT 3B

cc: Department of Health Services (Fred Leaf, Azar Kattan)  
Executive Office  
Project Advisory Committee (A. Redmond Doms, Jerry Epstein, Nick Patsaouras)